Presented by:
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Re/Max Select Properties
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False Creek North, Vancouver West
#305 - 550 PACIFIC ST

MLS # V570072

Residential Attached
Active

List Price:	**$493,000**				
Previous Price:		Subdiv/Complex:	**AQUA ON THE PARK**		
Original Price:	**$493,000**	View:			
Frontage:		Postal Code:	**B6Z 3G2**		
Depth/Size:				Type:	**Apartment Unit**
Lot SqFt:	**0**			Approx Yr Blt:	**2005**
Exposure:	**W**	Bedrooms:	**2**	Age at List Date	**1**
Stories in Bldg:		Bathrooms:	**2**	Zoning:	**APT**
Flood Plain:	**Exempt**	Full Baths:	**2**	Taxes:	**/ 2006**
Meas. Type:		Half Baths:	**0**	Gst Incl:	**No**
Fixtures Lsd:	**No**			Apprvl Reqd:	**No**
Fixt Removed:				Occupancy:	**Vacant**

Style of Home:	**Other**		Total Parking: **1**	Covered Parking:	**1**
Construction:	**Concrete**		Parking Stall #:	Parking Stall Owned:	**Y**
Foundation:	**Concrete Perimeter**		Parking Access: **Side**		
Exterior:	**Concrete**		Parking Facilities: **Garage; Underground**		
Rain Screen:	**Yes**				
Type of Roof:	**Other**		Dist to Public Trans: **CLOSE**	Dist to School/Bus:	**CLOSE**
Renovations:		Reno Year:	Units in Development:	Total Units in Strata:	
Flooring:	**Wall/Wall/Mixed**		Locker: **No**	Locker #:	**INSUITI**
Water Supply:	**City/Municipal**		Possession:		
Heat/Fuel:	**Baseboard / Electric**		Title to Land: **Freehold Strata**		
No. of Fireplaces:	**0**	R/I Fireplaces:	Seller's Interest: **Registered Owner**		
Fireplace Fuel:	**None**		Mortgage Info: **0 - Treat as Clear Title;**		
Outdoor Area:	**Balcony(s)**				
			Property Disclosure: **/ Yes**		
Mngmt Co/Phone:	**RANCHO MGMT / 604-331-4263**		Bylaw Restrictions: **Pets Allowed, Rentals Allowed, No Restrictions**		
Mo. Maint Charge:	**$259.26**				

Maint Charge Incl: **Gardening, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility**

Legal: **PL BCS1570 LT 10 LD 36 DISTRICT LOT FALSE CREEK.** PID: **026-469-138**
Amenities: **Bike Room, Elevator, In Suite Laundry, Pool; Indoor, Recreation Center, Wheelchair Access**
Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Security System**
Site Influences: **Central Location, Lane Access, Marina Nearby, Recreation Nearby, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	**Living Room**	**15' X 10'**						
Main F.	**Dining**	**5' X 11'**						
Main F.	**Kitchen**	**8' X 8'**						
Main F.	**Storage**	**8' X 4'5**						
Main F.	**Entrance Hall**	**8' X 4'**						
Main F.	**Master Bedroom**	**11'5 X 11'**						
Main F.	**Walk-In Closet**	**8' X 6'**						
Main F.	**Bedroom**	**9' X 11'**						

Floor Area (SqFt):

Finished Floor Area Main:	**878**
Finished Floor Area Up:	**0**
Finished Floor Area Down:	**0**
Finished Floor Area Bsmt:	**0**
Total Finished Floor Area:	**878**
Unfinished Floor Area:	**0**
Grand Total Floor Area:	**878**

Total # Rooms:	**8**
Finished Levels:	**1**
Basement Area:	**None**
Bsmt Height:	
Restricted Age:	
# Pets; Cats; Dogs:	
# or % Rentals:	

Bathrooms:

1	**4 Piece; Ensuite: Y; Level: Main F.**
2	**4 Piece; Ensuite: N; Level: Main F.**
3	**0 Piece; Ensuite: N**
4	
5	
6	
7	
8	

Listing Broker(s):**(1) Re/Max Select Properties**

Brand new 2 bdrm & insuite storage, western exposure in Aqua on the Park. 878 sqft in a great central location. Open floor plan w/floor to ceiling windows to let light in. Gourmet kitchen w/granite countertops & stainless appliances. Also an outdoor balcony. This suite also features insuite laundry, security system and secure underground parking. Pets & rentals allowed. Walking to downtown or the Seawall and across to Granville Island, etc. A great choice for a new home.

The enclosed information while deemed to be correct, is not guaranteed.